

140.A

0003

0008.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

513,200 / 513,200

USE VALUE:

513,200 / 513,200

ASSESSED:

513,200 / 513,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1: WIND BENJAMIN R

Owner 2: BREENE SOPHIA P

Owner 3:

Street 1: 65 HIGHLAND AVE UNIT 1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: KORRECK KELLY ELIZABETH -

Owner 2: -

Street 1: 65 HIGHLAND AVE UNIT 1

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Wood Shingle Exterior and 1202 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

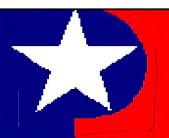
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7175																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	509,300	3,900		513,200		220036
							GIS Ref
							GIS Ref
							Insp Date
							08/16/18

**Patriot**

Properties Inc.

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	509,300	3900	.		513,200		Year end	12/23/2021
2021	102	FV	494,700	3900	.		498,600		Year End Roll	12/10/2020
2020	102	FV	487,400	3900	.		491,300	491,300	Year End Roll	12/18/2019
2019	102	FV	493,700	3900	.		497,600	497,600	Year End Roll	1/3/2019
2018	102	FV	437,000	3900	.		440,900	440,900	Year End Roll	12/20/2017
2017	102	FV	398,700	3900	.		402,600	402,600	Year End Roll	1/3/2017
2016	102	FV	392,800	3900	.		396,700	396,700	Year End	1/4/2016
2015	102	FV	363,300	3900	.		367,200	367,200	Year End Roll	12/11/2014

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KORRECK KELLY E		76710-391	2	1/15/2021		580,000	No	No		
BELANGER ALLISO		67831-596		8/17/2016		475,000	No	No		
WALLWORK ALLISO		61620-474		4/17/2013	Convenience		1	No	No	
KARAFILLIS APOS		51186-372		5/16/2008		334,900	No	No		
BURKE PAUL & JE		31245-154		3/24/2000		281,000	No	No	4	

PAT ACCT.

14462

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/24/2021	SQ Mailed	MM	Mary M
8/16/2018	Measured	DGM	D Mann
3/20/2017	SQ Returned	MM	Mary M
5/10/2001	External Ins	PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good														
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 3 - BrickorStone				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall:	%			OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: 1	# Units 1									
Color: BROWN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir: N - NONE				Fpl: 1	Rating: Good			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C - Average				CONDOS INFORMATION				Lvl 2											
Year Blt: 1925	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:	Alt %:			Total Units:				Lower											
Jurisdict:	Fact: .			Floor: 1 - 1st Floor				Totals	RMs: 6	BRs: 2	Baths: 1	HB							
Const Mod:				% Own: 42.00000000				REMODELING				RES BREAKDOWN							
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL							
INTERIOR INFORMATION				Phys Cond: GD - Good	18. %			Interior:	1	6	2	1							
Avg Ht/FL: STD				Functional:		%		Additions:											
Prim Int Wal 2 - Plaster				Economic:		%		Kitchen:											
Sec Int Wall:	%			Special:		%		Baths:											
Partition: T - Typical				Override:		%		Plumbing:											
Prim Floors: 3 - Hardwood				Total: 18.6 %				Electric:											
Sec Floors:	%			CALC SUMMARY				Heating:											
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 305.00				General:											
Subfloor:				Size Adj.: 1.35000002				Totals	1	6	2								
Bsmnt Gar:				Const Adj.: 0.98990101															
Electric: 3 - Typical				Adj \$ / SQ: 407.592															
Insulation: 2 - Typical				Other Features: 68750															
Int vs Ext: S				Grade Factor: 1.00															
Heat Fuel: 2 - Gas				NBHD Inf: 1.12000000															
Heat Type: 5 - Steam				NBHD Mod:															
# Heat Sys: 1				LUC Factor: 1.00															
% Heated: 100	% AC:			Adj Total: 625716															
Solar HW: NO	Central Vac: NO			Depreciation: 116383															
% Com Wal	% Sprinkled			Depreciated Total: 509333															
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val													
Make:		Model:																	
SPEC FEATURES/YARD ITEMS				Serial #:			Year:												
PARCEL ID 140.A-0003-0008.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	10X20	A	GD	1925	27.50	T	30	102			3,900		3,900		
More: N				Total Yard Items:	3,900	Total Special Features:								Total:	3,900				
IMAGE AssessPro Patriot Properties, Inc																			
																			